

**North Fifth Avenue Parcel RFP
Questions & Answers
Issued November 2, 2020**

Question 1	Is this a developer RFP or Broker Services RFP?
Answer	This is a developer RFP.
Question 2	Is all the info available on the RFP's site?
Answer	Yes, all available information is posted on the RFP webpage.
Question 3	I wanted to inquire if a preschool/daycare would be permissible on this parcel and if so, what are all the requirements and age limits, capacity limits etc.?
Answer	Please reference the Roosevelt South Character Area column of the City's Zoning Ordinance Land Use Matrix.
Question 4	From the RFP: Ideally, the project will provide owner-occupied residential development; however, the City will consider other types of appropriate development proposals. Can the development be mixed-use with a small commercial space or have live/work units?
Answer	Please reference the Roosevelt South Character Area column of the City's Zoning Ordinance Land Use Matrix.
Question 5	The zoning code does not list allowable uses. Would live/work be an allowable use, or would the project require a use permit? Are there any unallowed uses?
Answer	Please reference the Roosevelt South Character Area column of the City's Zoning Ordinance Land Use Matrix.
Question 6	Can the city offer expedited permit review?
Answer	Please reference the City's Fast Track Plan Review Programs for review options.